



**HOUSING AUTHORITY
of the County of Los Angeles**

700 W. Main Street • Alhambra, CA 91801
Tel: 626.262.4510 • TDD: 855.892.6095 • www.hacola.org

**Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich**
Commissioners

Sean Rogan
Executive Director

**AGENDA
FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING COMMISSION
WEDNESDAY, OCTOBER 15, 2014
12:00 PM
CARMELITOS HOUSING DEVELOPMENT
851 VIA CARMELITOS
LONG BEACH, CA 90805
(562) 423-5464**

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1. Call to Order

2. Roll Call

**Alma Cibrian Reza, Chair
James Brooks, Vice Chair
Michelle-Lynn Gallego
Zella Knight
Val Lerch
Margaret Mott
Henry Porter Jr.**

3. Reading and Approval of the Minutes of the Previous Meeting

Regular Meeting of September 24, 2014.

4. Report of the Executive Director

5. Presentation

Resident Services - Shelly Thompson.

6. Public Comments

The public may speak on matters that are within the jurisdiction of the Housing Commission. Each person is limited to three minutes.



Regular Agenda

7. **Approve an Agreement to Negotiate Exclusively with Olson Urban Housing, LLC for the Disposition, Development and Sale of 13024 Salinas Avenue in Unincorporated Willowbrook (District 2)**

Recommend that the Board of Commissioners approve an Agreement to Negotiate Exclusively ("ANE") with a 180-day term, presented in substantially final form, between the Housing Authority and Olson Urban Housing, LLC, for the Salinas Avenue Homeownership Project, a 9.5 acre development consisting of up to 95 single-family homes, to be located at 13024 Salinas Avenue in unincorporated Willowbrook; recommend that the Board of Commissioners authorize the Executive Director, or his designee, to negotiate, execute, and, if necessary, amend or terminate the ANE and all related documents with Olson Urban Housing, LLC, following approval as to form by County Counsel; recommend that the Board of Commissioners authorize the Executive Director, or his designee, to extend the term of the ANE for a maximum of two 90-day extensions, if needed; recommend that the Board of Commissioners find that approval of an ANE, as described herein, is not subject to the provisions of the California Environmental Quality Act (CEQA), because the action will not have the potential for causing a significant effect on the environment.

8. **Housing Commissioners May Provide Comments or Suggestions for Future Agenda Items**

Copies of the preceding agenda items are on file and are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at the Housing Authority's main office located at 700 W. Main St., Alhambra, CA 91801. Access to the agenda and supporting documents are also available on the Housing Authority's website.

Agendas in Braille are available upon request. American Sign Language (ASL) interpreters, or reasonable modifications to Housing Commission meeting policies and/or procedures, to assist members of the disabled community who would like to request a disability-related accommodation in addressing the Commission, are available if requested at least (3) business days prior to the Board meeting. Later requests will be accommodated to the extent possible. Please contact the Executive Office of the Housing Authority by phone at (626) 586-1501, or by e-mail at roberta.lear@lacdc.org, from 8:00 a.m. to 5:00 p.m., Monday through Friday.

THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES
MINUTES FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING COMMISSION

Wednesday, September 24, 2014.

The meeting was convened at CDC/HACoLA Headquarters, 700 W. Main St., Alhambra, CA 91801.

Digest of the meeting. The Minutes are being reported seriatim. A taped record is on file at the main office of the Housing Authority.

The meeting was called to order by Vice Chair, Brooks, at 12:07 p.m.

| <u>ROLL CALL</u> | <u>Present</u> | <u>Absent</u> |
|--------------------------|----------------|---------------|
| Alma Cibrian Reza, Chair | | X |
| James Brooks, Vice Chair | X | |
| Michelle-Lynn Gallego | X | |
| Zella Knight | X | |
| Val Lerch | | X |
| Margaret Mott | X | |
| Henry Porter | X | |

PARTIAL LIST OF STAFF PRESENT:

Sean Rogan, Executive Director
Emilio Salas, Deputy Executive Director
Maria Badrakhan, Director, Housing Management
Margarita Lares, Director, Assisted Housing

GUESTS PRESENT:

None.

Reading and Approval of the Minutes of the Previous Meeting

On Motion by Commissioner Porter, seconded by Commissioner Knight, the Minutes of the Regular Meeting of August 27, 2014 were approved.

Agenda Item No. 4 – Report of the Executive Director

Deputy Executive Director, Emilio Salas reported the following:

One of our residents from the Maravilla housing development was the winner of NAHRO's poster contest "What Home Means to Me". Children from public housing authorities around the nation were asked to submit a drawing that depicts the essence of that theme and we're honored that Noemi Taguite was one of the winners. She will receive a \$100 savings bond and have her poster featured at the upcoming National Conference in Baltimore, Maryland in October 2014. She will be featured in the "What Home Means to Me" calendar distributed to Congress. Her drawing was unique in that her vision of home was Planet Earth drawn in the shape of a house.

Mr. Salas noted that on September 17, 2014, the House approved a Continuing Resolution (CR) to keep the government funded through December 11, 2014. On Thursday, September 18, 2014, the Senate moved quickly to approve the bill by a vote of 78-22, which included the House provision on Syria. The measure will now head to President Obama's desk for signature in a move that will avoid the prospects of a government shutdown during election time. Both the House and Senate will recess for the mid-term elections, and will not return to Washington until mid-November, 2014.

While the CR provides level funding, there is still a great unknown as to whether or not a new CR will be passed beyond December 11, 2014, or if a new budget will be passed that may include further cuts similar to our experience in 2013 with sequestration.

Mr. Salas reported that on September 15, 2014, our Executive Director, Sean Rogan attended the Bipartisan Policy Commission's 2014 Housing Summit in Washington D.C., titled "Housing America's Future; New Directions for Housing Policy". Those in attendance made up a "who's who" of housing including the new HUD Secretary, Julian Castro, several former HUD Secretaries, former U.S. Senators Kit Bond, Mel Martinez and George Mitchell, former House Speaker Newt Gingrich, several current Senators and members of Congress and even Political Commentators James Carville and Mary Matalin.

Mr. Salas reported that we obtained a \$15,000 grant from the Boeing Company to conduct conservation education for residents and the community.

Mr. Salas announced that the newest Tenant Commissioner, Ms. Joelene Tapia, gave notice in August 2014 that she was moving out of Public Housing.

The Housing Authority has received more applications to fill our current Tenant Commissioner vacancies, moving forward with scheduling interviews, and will be reaching out to the Housing Commissioners to sit on an interview panel.

Mr. Salas reminded the Housing Commissioners that it's time to begin preparation for the submittal of the Administrative Plan and Occupancy Plan. The process has begun and

resident meetings will begin being scheduled in the month of October 2014. Approval will be requested of the Commissioners for the new plan in the fall of 2014.

Mr. Salas announced that the Housing Authority has numerous grants as part of the Continuum of Care Program that provides a housing subsidy for homeless individuals with a service match requirement from an appropriate service provider; to deliver services such as case management, mental health services, life skills services, etc.

Mr. Salas summarized that the Housing Authority is currently preparing renewal grant applications and received notice from one of the service providers that they did not intend to continue providing services beyond September 30, 2014, for all of the residents in their respective grant. About 180 families located primarily in South-East Los Angeles County and some in the Antelope Valley. The Housing Authority has been in contact with the Housing and Urban Development (HUD) Department, Los Angeles Homeless Services Authority (LAHSA), and other county departments to identify an alternative service provider.

Mr. Salas added that today, September, 24, 2014, the Housing Authority received word from the parent organization that they may be able to continue to deliver these services after all. The Housing Authority has several contingency plans in place but it appears that this issue will be able to be resolved without any negative impact to these clients.

Agenda Item No. 5 - Presentations

None.

Agenda Item No. 6 - Public Comments

None.

Regular Agenda

On Motion by Commissioner Brooks seconded by Commissioner Knight and unanimously carried, the following was approved by the Housing Commission:

**APPROVE A CONTRACT FOR A GREEN PHYSICAL NEEDS ASSESSMENT
AND AN OPTIONAL PHYSICAL CONDITION ASSESSMENT
(ALL DISTRICTS)**

AGENDA ITEM NO. 7

1. Recommend that the Board of Commissioners find that the approval of a Contract for a GPNA and the optional RAD Program PCA are not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because the activities are not defined as a project under CEQA.
2. Recommend that the Board of Commissioners award and authorize the Executive Director or his designee to execute a Contract and all related documents in the amount of \$385,995 with Clampett Industries, LLC d/b/a EMG (EMG) to provide a GPNA for 57 Housing Authority properties with an optional RAD Program PCA for Carmelitos, Harbor Hills, Nueva Maravilla and 25 South Scattered Sites, using funds to be incorporated into the Housing Authority's Fiscal Year 2014-2015 approved budget.
3. Recommend that the Board of Commissioners authorize the Executive Director or his designee, if necessary, to amend the contract, to terminate the contractor's right to proceed with the performance of the Contract, or to terminate the Contract.
4. Recommend that the Board of Commissioners authorize the Executive Director or his designee to approve Contract change orders not to exceed \$38,599 (10%) for unforeseen project costs, following approval as to form by County Counsel.
5. Recommend that the Board of Commissioners authorize the Executive Director to incorporate up to \$424,594 into the Housing Authority's approved Fiscal Year 2014-2015 budget, consisting of \$407,298 in Capital Fund Program funds allocated by the U.S. Department of Housing and Urban Development (HUD) and \$17,296 from the rental revenue and housing assistance payments from the Kings Road senior housing development.

On Motion by Commissioner Porter seconded by Commissioner Knight and unanimously carried, the following was approved by the Housing Commission:

APPROVE ACCEPTANCE OF \$2,550,000 IN PROPOSITION 84 STORMWATER GRANT PROGRAM FUNDS AND AWARD OF A CONTRACT TO NORTH EAST TREES FOR A STORMWATER BEST MANAGEMENT PRACTICES PILOT PROJECT AT THE NUEVA MARAVILLA PUBLIC HOUSING DEVELOPMENT (DISTRICT 1)

AGENDA ITEM NO. 8

1. Recommend that the Board of Commissioners find that the approval of the Contract and the Stormwater BMP Pilot Project is exempt from the provisions of the California Environmental Quality Act (CEQA) for the reasons stated in this letter and the record of the project.
2. Recommend that the Board of Commissioners authorize the Executive Director or his designee to accept \$2,550,000 in Proposition 84 Stormwater Grant Program (SWGP) funds from the State Water Board and to take any and all related actions necessary to receive and expend these funds.
3. Recommend that the Board of Commissioners authorize the Executive Director or his designee to execute or amend a Contract and all related documents with North East Trees, in the amount of \$2,550,000, to design and install a new drainage and stormwater system, rain gardens, swales, and other water conservation measures at the Nueva Maravilla public housing development.
4. Recommend that the Board of Commissioners authorize the Executive Director to incorporate up to \$1,500,000 into the Housing Authority's approved Fiscal Year 2014-2015 budget for the first year of the project.

Agenda Item No. 9 – Housing Commissioner Comments and Recommendations for Future Agenda Items

Commissioner Gallego thanked staff for their hard work.

Commissioner Knight also thanked staff for handling the crisis in regard to 180 potentially homeless due to a current service provider backing out of contract. She thanked staff for allowing her to participate in a recent NAHRO Webinar on the Housing Quality Standards (HQS) update; the concept will be cost effective. She is also looking forward to the annual plan and biannual inspections.

Commissioner Mott had no comments.

Commissioner Porter thanked staff for the water energy conservation update and had a few questions regarding outdoor spigots on the Public Housing buildings. Mr. Salas noted staff sent notices to residents and are currently capping off the spigots during building upgrades.

Commissioner Porter requested a review in 90 days on Agenda Item #8: North East Trees for a Stormwater Drainage System at Maravilla.

Commissioner Brooks reminded everyone of acronyms: CR - Continuing Resolution and FMR – Fair Market Rent. He was happy to hear the report on conservation at the Public Housing Developments.

On Motion by Commissioner Brooks, seconded by Commissioner Knight, the Regular Meeting of September 24, 2014 was adjourned at 1:06 p.m.

Respectfully submitted,



SEAN ROGAN
Executive Director
Secretary–Treasurer

Housing Authority - County of Los Angeles

October 15, 2014

FOR YOUR INFORMATION ONLY

TO: Housing Commissioners

FROM: Margarita Lares, Director
Assisted Housing Division



RE: FSS PROGRAM UPDATE - SEPTEMBER 2014

The Family Self-Sufficiency (FSS) Program is a HUD initiative intended to assist Housing Choice Voucher Program Participants achieve economic independence and self-sufficiency.

ACTIVITIES

| | | |
|---------------------------------------|--|---|
| NUMBER CURRENTLY ENROLLED | 585 | As of September 1, 2014 |
| NEW ENROLLMENTS | 8 | FSS Participants Enrolled |
| CONTRACTS EXPIRED | 4 | FSS Contracts Expired |
| DIRECT ASSISTANCE REFERRALS | 143 147 266 4 24 185 1 1 1 132 1 | Workforce Centers Home Ownership Program/Seminars/workshops Job referrals Educational/Vocational Services Credit Repair Services Financial Literacy Individual Deposit Accounts (IDA) Transportation Assistance Health & Food Services Other Social Services Youth Services |
| OUTREACH & COMMUNITY EVENT | 1 1 1 | SASSFA Partners meeting Power Collaborative Meeting Community Service Provider/Community Resource Center Meeting |
| GRADUATIONS | 2 | Graduations with an effective date of September 30 th . |
| Pending Graduations | 2 | Requests to Graduate received |

If you have any questions, please feel free to contact me at (626) 586-1671.

ML:MP:dt

Attachment

FAMILY SELF-SUFFICIENCY (FSS) GLOSSARY OF TERMS

Listed below are brief descriptions of each category in the monthly FSS Report.

- 1. Number Currently Enrolled** – Current number enrolled on the FSS program as of the date the FSS Report is presented.
- 2. New Enrollments** - The number of Participants enrolled in the FSS program with an effective date on the month the FSS Report is presented.
- 3. Contract Expired** – The number of participant contracts that expired at the end of the month prior to the FSS Report presented.
- 4. Direct Assistance Referrals** – Referrals sent to FSS participants based on their requests and or the participant's goals needed to be accomplished prior to successfully completing the program.
- 5. Outreach and Community Events** – Information that was shared with FSS participants and or events or meetings the FSS Coordinators attended.
- 6. Graduations** – FSS participants that graduated last month.
- 7. Pending Graduations** – FSS participants who have requested to graduate and are pending review of successful completion of goals.



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Commissioners

Sean Rogan
Executive Director

October 15, 2014

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
700 West Main Street
Alhambra, California 91801

Dear Commissioners:

**APPROVE AN AGREEMENT TO NEGOTIATE EXCLUSIVELY WITH OLSON URBAN
HOUSING, LLC FOR THE DISPOSITION, DEVELOPMENT AND SALE OF
13024 SALINAS AVENUE IN UNINCORPORATED WILLOWBROOK
(DISTRICT 2)**

SUBJECT

This letter recommends approval of an Agreement to Negotiate Exclusively ("ANE"), presented in substantially final form, between the Housing Authority and Olson Urban Housing, LLC, a Delaware limited liability company, for the Salinas Avenue Homeownership Project, a 9.5 acre development consisting of up to 95 single-family homes, to be located at 13024 Salinas Avenue in unincorporated Willowbrook.

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners approve an Agreement to Negotiate Exclusively ("ANE") with a 180-day term, presented in substantially final form, between the Housing Authority and Olson Urban Housing, LLC, for the Salinas Avenue Homeownership Project, a 9.5 acre development consisting of up to 95 single-family homes, to be located at 13024 Salinas Avenue in unincorporated Willowbrook.
2. Recommend that the Board of Commissioners authorize the Executive Director, or his designee, to negotiate, execute, and, if necessary, amend or terminate the ANE and all related documents with Olson Urban Housing, LLC, following approval as to form by County Counsel.

3. Recommend that the Board of Commissioners authorize the Executive Director, or his designee, to extend the term of the ANE for a maximum of two 90-day extensions, if needed.
4. Recommend that the Board of Commissioners find that approval of an ANE, as described herein, is not subject to the provisions of the California Environmental Quality Act (CEQA), because the action will not have the potential for causing a significant effect on the environment.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to authorize the Commission to exclusively negotiate the terms of a Disposition and Development Agreement (DDA) with Olson Urban Housing, LLC for the disposition of a Housing Authority-owned parcel and the development and sale of up to 95 single-family homes on the site.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Housing Authority purchased the 9.5 acre property at 13024 Salinas Avenue in unincorporated Willowbrook ("Site") using City of Industry funds. On January 14, 2005, the Salinas Avenue Residential Homeownership Project Request for Proposals (RFP) was issued to solicit proposals for the development and sale of up to 95 single family homes on the Site. In June 2005, three proposals were evaluated and Olson Urban Housing, LLC was selected.

On August 9, 2005, the Board approved an ANE with Olson Urban Housing, LLC to negotiate a DDA to complete the project. On September 2, 2008, the Board approved a DDA for the development of 94 single family homes in unincorporated Willowbrook. Due to the downturn in the housing market in 2009, further progress on the development was halted by mutual agreement between Olson Urban Housing, LLC and the Housing Authority.

At this time, the housing market has sufficiently recovered to reinitiate negotiations to execute a DDA for the development of the project, and Olson Urban Housing, LLC and the Housing Authority are mutually interested in doing so. The Housing Authority now requests authorization to execute an ANE with Olson Urban Housing, LLC, in order to negotiate a DDA to complete the project. Following completion of negotiations with Olson Urban Housing, LLC, the Housing Authority will return with a negotiated DDA for your review and approval.

ENVIRONMENTAL DOCUMENTATION

The action is not a project pursuant to the California Environmental Quality Act (CEQA) because it is an activity that is excluded from the definition of a project by Section 15378 (b) of the State CEQA guidelines. The proposed action is an administrative activity of government which will not result in direct or indirect physical change to the environment.

IMPACT ON CURRENT PROGRAM

The proposed actions will increase homeownership opportunities for lower-income buyers in the County.

Respectfully submitted,



SEAN ROGAN
Executive Director

SR:CC:lk

Enclosure

AGREEMENT TO NEGOTIATE EXCLUSIVELY

by and between

THE HOUSING AUTHORITY

OF THE COUNTY OF LOS ANGELES

and

OLSON URBAN HOUSING, LLC

ENCLOSURE

SALINAS AVENUE HOMEOWNERSHIP PROJECT

AGREEMENT TO NEGOTIATE EXCLUSIVELY

THIS AGREEMENT TO NEGOTIATE EXCLUSIVELY (the "Agreement") is entered into this ____ day of _____, 2014, by and between the HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES, a public body, corporate and politic (the "Housing Authority"), and OLSON URBAN HOUSING, LLC, a Delaware limited liability company (the "Developer"), on the terms and conditions set forth below. The Housing Authority and the Developer are sometimes referred to collectively herein as the "Parties" and each individually as a "Party."

RECITALS

- A. WHEREAS, the Housing Authority issued a Request for Proposals ("RFP") on January 14, 2005, for the development of certain real property located at 13024 Salinas Avenue (the "Site") in the unincorporated Willowbrook area of the County of Los Angeles and in response to the RFP the Developer was selected to receive an Exclusive Right to Negotiate ("ERN") in accordance with the RFP's requirements.
- B. WHEREAS, on August 9, 2005, following approval by the Housing Commission in July 2005, your Board approved an ERN with Olson Urban Housing, LLC to negotiate a DDA to complete the project.
- C. WHEREAS, said ERN was executed on October 31, 2005, but the project was suspended by mutual consent due to the impact of the economic environment on the for-sale housing market.
- D. WHEREAS, the Housing Authority now seeks to move forward with the development of the Site with the Developer and desires to enter into a new Agreement to Negotiate Exclusively ("Agreement") for the purpose of negotiating the terms of, and preparing a Disposition and Development Agreement ("DDA").

NOW, THEREFORE, the Parties agree to negotiate exclusively and in good faith to enter into a DDA upon the following terms and conditions:

[100] Duration of this Agreement

The Parties agree to negotiate in good faith for a period of one hundred and eighty (180) days from the date first above written, plus a maximum of two 90-day extensions, if mutually agreed to by the Executive Director of the Housing Authority and the Developer ("Negotiation Period"). If, upon expiration of the Negotiation Period, the Developer has not signed and submitted a Disposition and Development Agreement (DDA) satisfactory to the Housing Authority, this Agreement shall automatically terminate. The Board of Commissioners of the Housing Authority of the County of Los Angeles ("Board of

Commissioners”) has authorized the extension of this Agreement at the discretion of the Executive Director of the Housing Authority.

[200] Good Faith Negotiations

The Housing Authority and the Developer agree during the Negotiation Period set forth above to negotiate diligently and in good faith to prepare the DDA for execution by the Developer and for submission and approval by the Board of Commissioners, in the manner set forth herein with respect to the development as referenced in Section 300 herein (the “Scope of Development”). The Housing Authority agrees, for the Negotiation Period, not to negotiate with any other person or entity regarding development or transfer of the Site. During the term of this Agreement, the Housing Authority shall keep confidential all information, plans, projections, and reports provided to the Housing Authority by the Developer in connection with the review, evaluation, and development of the Site and shall not disclose any such material to any third party, except to the extent required by law, without the express written consent of the Developer.

In the event at any time during the Negotiation Period the Developer does not negotiate diligently and in good faith as determined by the Housing Authority in its reasonable discretion, the Authority shall give written notice thereof to the Developer who shall then have thirty (30) business days to negotiate in good faith to the satisfaction of the Housing Authority. Following the receipt of such notice and the failure of the Developer to thereafter negotiate in good faith within said thirty (30) business days, this Agreement may be terminated upon written notice by the Executive Director of the Housing Authority.

Except as provided in the preceding paragraph, upon termination of this Agreement on or before the expiration of the Negotiation Period (which may include any authorized extension of the original 180-day period), neither party shall have any further rights against or liability to the other under this Agreement.

If a DDA is approved and executed by the Housing Authority and the Developer, the DDA shall thereafter govern the rights and obligations of the parties with respect to the Development and shall supersede this Agreement.

[300] Scope of Development

The negotiations between the Developer and the Housing Authority shall be for the disposition, construction and sale of the Development that was proposed by the Developer. The Developer Proposal is incorporated into this Agreement by reference, as though fully set forth herein.

[400] Intentionally Left Blank

[500] The Developer

Olson Urban Housing, LLC is a limited liability company of The Olson Company, with 26 years of experience assisting cities throughout California with solving the critical shortage of affordable housing in urban areas.

[501] Nature of the Developer

The Developer is a Delaware limited liability company.

[502] Office of the Developer

The principal office of the Developer is:
Olson Urban Housing, LLC, c/o The Olson Company
3020 Old Ranch Parkway, Suite 400
Seal Beach, CA 90740
ATTENTION: Todd Olson, President

[503] Full Disclosure

The Developer shall make full disclosure to the Housing Authority of its principals, board members, major partners, joint venture partners, key managerial employees and other associates (collectively, "principals"), and all other material information concerning the Development, including education, experience, and qualifications of Developer and its principals whose identities, development experience, and qualifications are of great importance to the Housing Authority and are the basis for the Housing Authority to enter into this Agreement.

Any change of the principals of the Developer directly involved with the development of the Site, with the exception of board members, must be approved by the Housing Authority in its sole discretion during the term of this Agreement.

[600] Developer Financial Capacity and Financial Ability

Prior to approval and execution of the DDA by the Developer and the Housing Authority, the Developer shall submit to the Housing Authority evidence of its ability to finance the construction of the Development to the satisfaction of the Housing Authority in its sole and reasonable discretion.

[700] Developer Pre-development Activities

During the Negotiation Period, the Developer will conduct due diligence activities that may include, but are not limited to, an appraisal, market study, Phase 1 and Phase 2 environmental investigation, as well as financial and legal consultations.

[701] Public Participation

During the Negotiation Period, the Developer must hold public meetings to obtain public comment on the proposed Development and be prepared to report on and respond to questions and comments by the Housing Authority.

[702] Developer's Findings, Determinations, Studies and Reports

Upon reasonable notice, as requested by the Housing Authority in its sole discretion, the Developer shall provide written progress reports to the Housing Authority on any matters, including plans and studies related to the Development.

[800] Reserved

[801] Office of the Housing Authority of the County of Los Angeles

Housing Authority of the County of Los Angeles
700 West Main Street
Alhambra, CA 91801
ATTENTION: Cordé Carrillo, Director
Economic and Housing Development Division

The Director of the Economic and Housing Development Division is the Housing Authority's authorized representative to administer and implement this Agreement, subject to any appropriate approvals of the Executive Director of the Housing Authority and Board of Commissioners.

[900] Authority Assistance

The Housing Authority will assist the Developer by providing appropriate information for the completion of the DDA, as the Housing Authority determines in its sole discretion.

[1000] Limitations of this Agreement

This Agreement does not constitute a commitment of any kind by the Housing Authority regarding the sale, transfer, or development of all or any part of the Site. Execution of this Agreement by the Housing Authority is merely an agreement to enter into a period of exclusive negotiations according to the terms hereof, reserving final discretion and approval by the Board of Commissioners as to any DDA and all proceedings and decisions in connection therewith.

(Signature Page to Follow)

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date and year first above written.

HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES

a public body, corporate and politic

OLSON URBAN HOUSING, LLC
a Delaware limited liability company

By: The Olson Company, a California corporation

Its: Managing member

SEAN ROGAN, Executive Director

TODD OLSON, Senior Vice President

APPROVED AS TO FORM:
MARK D. SALADINO, County Counsel

BEHNAZ TASHAKORIAN, Deputy